

SAMPLE



Architects Fees - Minor Works

**A Survey of the Fees Charged by
Private Architectural Practices**

2016 edition



Pages from Architects Fees - Minor Works Edition which are included in this sample are highlighted in the contents list, below. This sample is intended for illustrative purposes only, to show the type of information covered and examples of the layout. Data has been amended - these are NOT the published tables / charts.

www.feesbureau.co.uk



Architects Fees - Minor Works 2016 edition Contents

Section 1: Survey Background

Introduction	2
Respondent profile	2
How fees data is collected	3
How fees data is analysed	3
How to use these statistics	4

Section 2: Architects Charge-out Rates

Charge-out rates	6
Practice size analysis	7
Regional analysis	8

Section 3: Architects Fees

Average fees	10
Fee range	13
Building sector variations	14
Regional variations	16
Changes in fee levels, 2014 to 2015	18
Changes in hourly rates	18
Sector changes in fee levels	20

Section 4: Architects Fees, Minor Works Market Analyses

Statistical basis & Contents	22
Private Housing	23
Leisure	27
Offices	30
Retail	32
Industrial	34
Public & Community	36
Health	38
Education	41

Published by The Fees Bureau, a division of Mirza & Nacey Research

ISBN: 978-1-907819-60-5

The information in this publication is based on a survey of architectural practices undertaken over the 12 month period ending in July 2015. Whilst every effort has been made to ensure the accuracy of information in this publication, Mirza & Nacey Research Ltd can accept no responsibility for any errors of fact, omissions, or opinions expressed. The information supplied should be used as an aid to decision making and not as the sole basis for taking such decisions.

Architects Fees - Minor Works is copyright Mirza & Nacey Research Ltd. No extract or quotation may be published or broadcast without prior consent.

'Architects Fees' and 'The Fees Bureau' are trademarks of Mirza & Nacey Research Ltd.

© Mirza & Nacey Research Ltd 2015

The Fees Bureau
Mirza & Nacey Research Ltd
Southdown House
Ford, Arundel
West Sussex
BN18 0DE
Tel: 01243 555302

www.feesbureau.co.uk



This sample is intended for illustrative purposes only, to show the type of information covered and examples of the layout. Data has been amended - these are NOT the published tables / charts.

Percentage Fee Charts

The fees data is presented as a series of tables and charts based on the data collected by a *survey* of private architectural practices. Fees are expressed as a per cent of total building construction cost. The **average fees line** on each chart is an indicative *'line of best fit'*. Reported fees charged vary around this line; the range of fees charged for jobs is discussed on page 13.

'Fees' relates to the **full service** provided by architects, Stages 2 to 6 in the RIBA Plan of Work (2013), or Stages C to L1 in the previous (2007) RIBA Plan of Work. This full service will include: concept design; developed design; technical design; construction; handover. Fees **exclude** expenses and VAT.

Start by gaining an overview of these figures with the summary tables and charts on pages 10-12. These show average fees lines for the main types of building work (new build or refurbishment) and for two contract types (traditional or design & build).

Next, find the building sector closest to the job you are seeking from the list on page 23. Once in the appropriate sector, you will find charts

with the average fees line which reports on the data collected. In some cases insufficient jobs have been reported to us so it is not possible to include the full range of four charts for all work and contract type combinations.

On the bottom scale (x axis) of this chart find the contract value of your job. Follow this point up until you reach the average fees line.

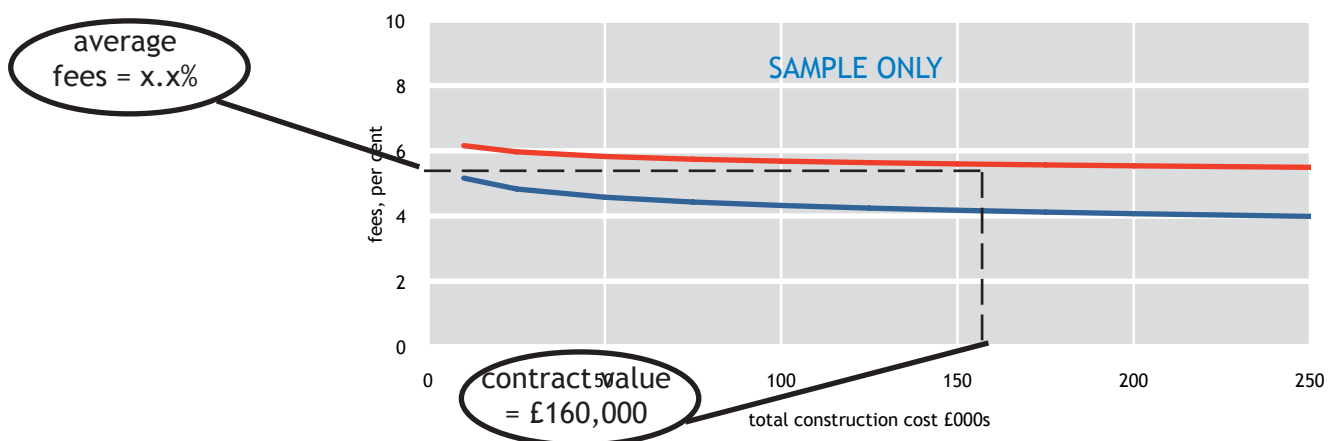
From this point on the average fees line follow across to the left hand scale (y axis) to read off the percentage fees value.

When considering the fees data please bear in mind the following:

- the 'line of best fit' on each chart is exactly that - a 'best fit' of the individual values reported. Some fee values reported will lie above the line, others below it.
- the indicative lines of best fit take no account of the complexity of the work.
- the scale on each chart may vary. The range of contract values charted reflects the range of jobs reported to us.

Worked example - to calculate the average fee for a £160,000 loft conversion, under Traditional Contract

Loft Conversion Refurbishment
Traditional Contract



This sample is intended for illustrative purposes only, to show the type of information covered and examples of the layout. Data has been amended - these are NOT the published tables / charts.

Practice size: 1 architectural staff

£ per hour	lower quartile	MEDIAN	upper quartile
Principal, Partner, Director	40	40	40

Practice size: 2 architectural staff

£ per hour	lower quartile	MEDIAN	upper quartile
Principal, Partner, Director	40	40	40
Associate	40	40	40
Senior Architect	40	40	40
Architect	40	40	40
Technologist	40	40	40
Architectural Assistant	40	40	40
Year out Student	40	40	40

Practice size: 3-5 architectural staff

£ per hour	lower quartile	MEDIAN	upper quartile
Principal, Partner, Director	40	40	40
Associate	40	40	40
Senior Architect	40	40	40
Architect	40	40	40
Technologist	40	40	40
Architectural Assistant	40	40	40
Year out Student	40	40	40

Practice size: 6-10 architectural staff

£ per hour	lower quartile	MEDIAN	upper quartile
Principal, Partner, Director	40	40	40
Associate	40	40	40
Senior Architect	40	40	40
Architect	40	40	40
Technologist	40	40	40
Architectural Assistant	40	40	40
Year out Student	40	40	40

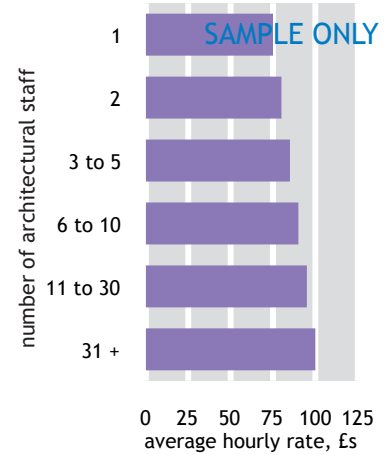
Practice size: 11-30 architectural staff

£ per hour	lower quartile	MEDIAN	upper quartile
Principal, Partner, Director	40	40	40
Associate	40	40	40
Senior Architect	40	40	40
Architect	40	40	40
Technologist	40	40	40
Architectural Assistant	40	40	40
Year out Student	40	40	40

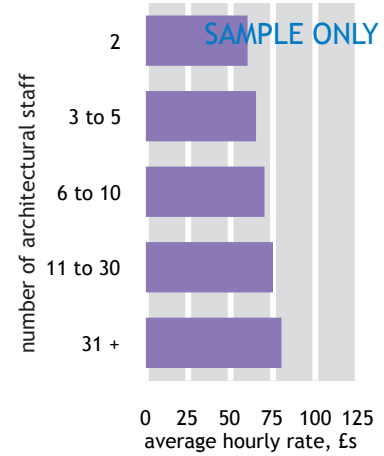
Practice size: 31+ architectural staff

£ per hour	lower quartile	MEDIAN	upper quartile
Principal, Partner, Director	40	40	40
Associate	40	40	40
Senior Architect	40	40	40
Architect	40	40	40
Technologist	40	40	40
Architectural Assistant	40	40	40
Year out Student	40	40	40

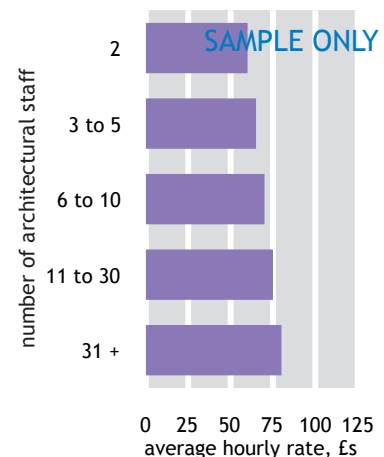
Principals' average hourly charge-out rates by size of practice



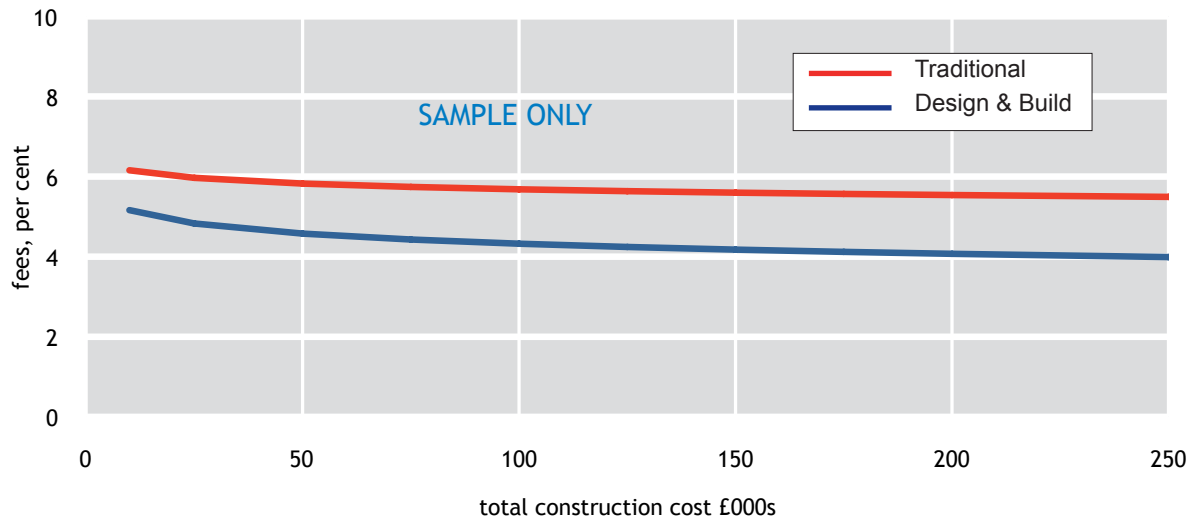
Senior Architects' average hourly charge-out rates by size of practice



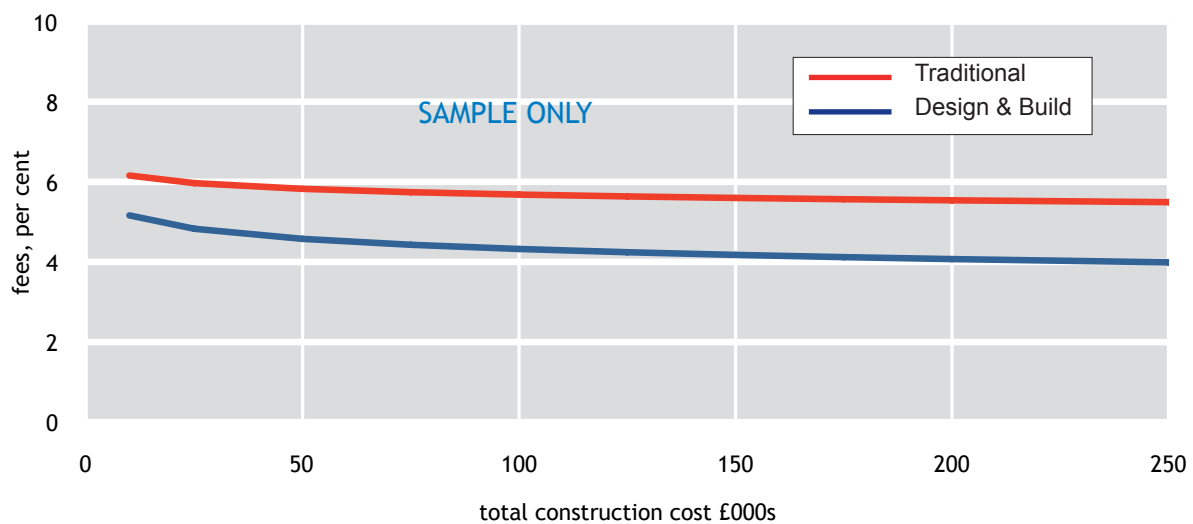
Architects' average hourly charge-out rates by size of practice



All Leisure New Build
Traditional Contract and Design & Build Contract



All Leisure Refurbishment
Traditional Contract and Design & Build Contract

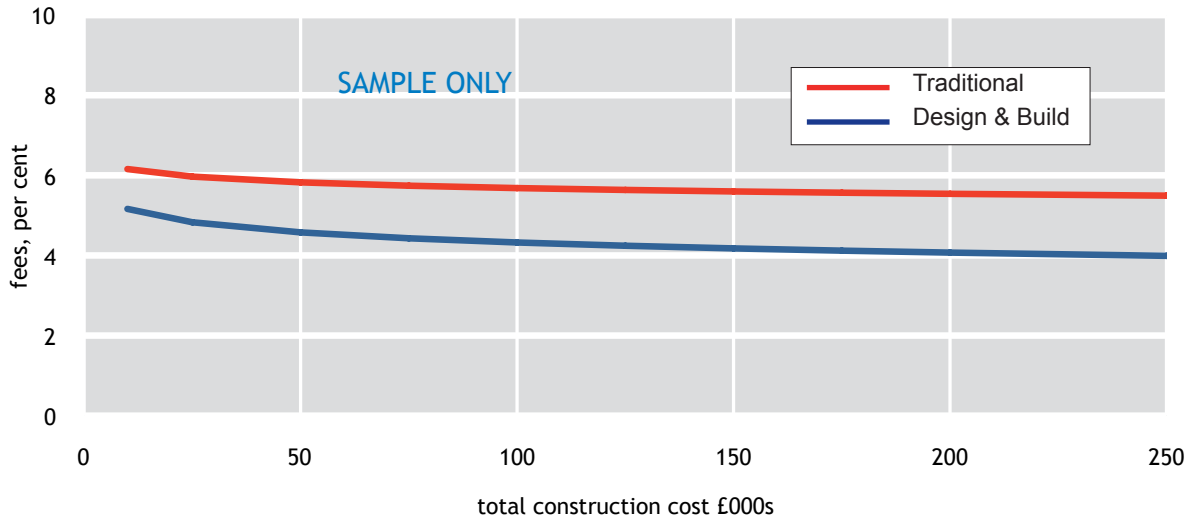


Leisure - All Work SAMPLE ONLY

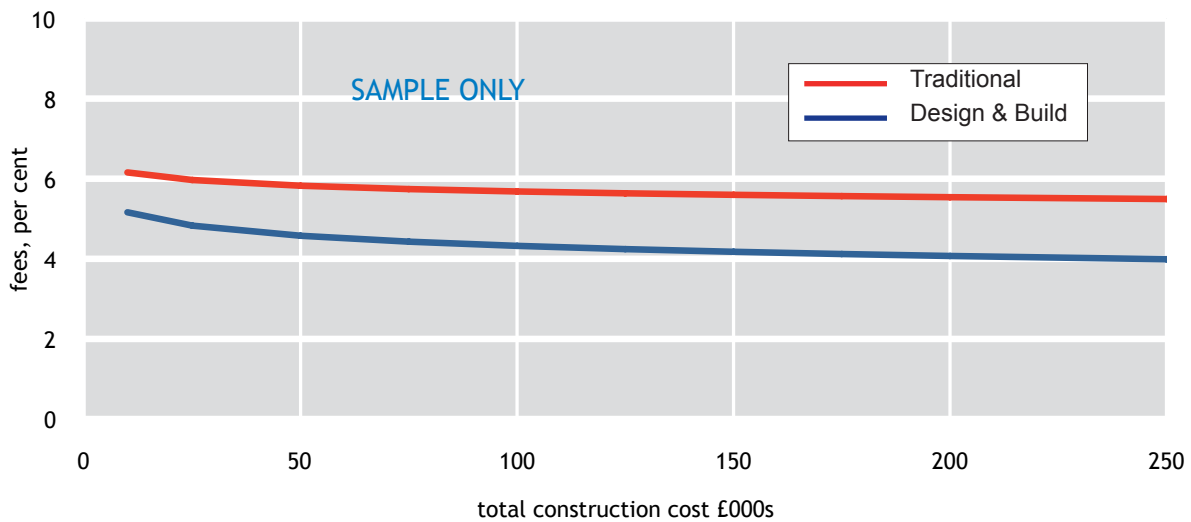
contract value	average fees (per cent of total construction cost)			
	New Build		Refurbishment	
	Traditional	Design & Build	Traditional	Design & Build
£25,000	4.5	4.5	4.5	4.5
£50,000	4.5	4.5	4.5	4.5
£75,000	4.5	4.5	4.5	4.5
£100,000	4.5	4.5	4.5	4.5
£125,000	4.5	4.5	4.5	4.5
£150,000	4.5	4.5	4.5	4.5
£175,000	4.5	4.5	4.5	4.5
£200,000	4.5	4.5	4.5	4.5

This sample is intended for illustrative purposes only, to show the type of information covered and examples of the layout. Data has been amended - these are NOT the published tables / charts.

Hotel Refurbishment
Traditional Contract and Design & Build Contract



Hotel Extension
Traditional Contract



Hotel Fit-Out
Traditional Contract

